

146.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

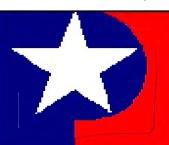
Total Card / Total Parcel  
802,000 / 802,000

USE VALUE:

802,000 / 802,000

ASSESSED:

802,000 / 802,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
62		FISHER RD, ARLINGTON

**OWNERSHIP**

Owner 1:	GIRIONI MICHAEL J/ETAL	Unit #:	
Owner 2:	GIRIONI FREEDMAN ELIZABETH		
Owner 3:			

Street 1: 62 FISHER RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,531 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2105 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6531		Sq. Ft.	Site		0	80.	0.94	9									492,746						492,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6531.000	305,900	3,400	492,700	802,000		96461
							GIS Ref
							GIS Ref
							Insp Date
							03/10/18

1 of 1

Residential

ARLINGTON

APPRAISED:

802,000 / 802,000

USE VALUE:

802,000 / 802,000

ASSESSED:

802,000 / 802,000

Entered Lot Size	111476!
Date	PRINT
Time	Date
12/11/20 01:38:37	12/11/20
Notes	Time
	LAST REV
	Date
	04/24/18 08:59:00
	ekelly
	111476
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

Total AC/Ha: 0.14993

Total SF/SM: 6531

Parcel LUC: 101

One Family

Prime NB Desc: Brackett

Total: 492,746

Spl Credit

Total: 492,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6	- Colonial			Full Bath: 1	Rating: Average			PDAS OF-BMT SINK.														
Sty Ht: 2	- 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																	
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 2	Rating: Average																	
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1														
Color: CREAM				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR							
View / Desir:				Fpl: 2	Rating: Average			Other														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper														
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2														
Year Blt: 1937	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct:	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1										
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	7	3											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:														
Prim Int Wall: 2	- Plaster			Functional:		%		Kitchen:														
Sec Int Wall:		%		Economic:		%		Baths:														
Partition: T - Typical				Special:		%		Plumbing:														
Prim Floors: 3	- Hardwood			Override:		%		Electric:														
Sec Floors:		%		Total:	26.4	%		Heating:														
Bsmnt Flr: 14 - Asphalt Tile				<b>CALC SUMMARY</b>				General:	1	7	3											
Subfloor:				Basic \$ / SQ: 125.00				<b>COMPARABLE SALES</b>														
Bsmnt Gar:				Size Adj.: 1.24021924				Rate	Parcel ID	Typ	Date	Sale Price										
Electric: 3	- Typical			Const Adj.: 0.99980003																		
Insulation: 2	- Typical			Adj \$ / SQ: 154.996																		
Int vs Ext: S				Other Features: 89000																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 415600																		
% Com Wall		% Sprinkled:		Depreciation: 109718				Juris. Factor:			Before Depr:	155.00										
				Depreciated Total: 305882				Special Features: 0			Val/Su Net:	101.83										
								Final Total: 305900			Val/Su SzAd:	171.95										
<b>MOBILE HOME</b>				WtAv\$/SQ:																		
Make:				AvRate:																		
Model:				Ind.Val:																		
Serial #:																						
Year:																						
Color:																						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 146.0-0007-0002.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>			
3	Garage	D	Y		111X19	A	AV	1940	26.96	T	40	101			3,400		3,400					
More: N				Total Yard Items:				3,400	Total Special Features:								Total:	3,400				